

Pine Brook

Nestled by the scenic Conodoguinet Creek

PBCA Board Meeting January 21, 2008

PBCA Board Meeting January 21, 2008

In attendance: Fred Briggs, Wayne Kessler, Mike Plank, Jacquie Kirby, David Fish, Lee Morrison, Cindy Heidelbaugh, Dick Ulp, Yvonne Abela

7pm meeting start:

Ken sent in a treasury report. Nothing to note yet.

Discussion of neighborhood directory schedule. The dues letter will contain a request for directory info from the residents. Discussion of adding additional info or sections in the directory. Perhaps requesting info on residents with businesses which could be used as an advertising section of Pine Brook businesses or residents with specialties. (Plumbers, lawyers, etc.)

Dues letter will go out at the end of Feb? Perhaps a separate letter included to ask for business advertising.

Something new for the directory – Pine Brook kids (K-12) can submit drawings with the winning artwork being used on the cover of the directory. Details will be in the dues letter. B&W 7" H x 4" W maximum, deadline April 1st.

Deadline for resident info – April 30th. (Names, phone, businesses, babysitter)

Deadline for first draft of newsletter May 15th

Delivery June 1st. (?)

Discussion of snow removal – quote turned in for \$85 for Front Park and Pavilion Park. Additional costs of 30 cents per pound for ice prevention chemicals. (Pet and grass safe) Should be 80 pounds per application. Approved by board.

Proposed calendar for Pine Brook:

Feb 28 – Dues letter
March 10 – Newsletter
April 1 – Neighborhood annual dues due
April 19 – Mulch day
May 2, 3 – Spring Yard sale
June 15 – Newsletter
August 15 – Newsletter
September 13 - Picnic
September 1 – Annual meeting letter
October 6 – annual meeting
October 1 - Newsletter
October 17, 16 – Fall yard sale
October 26 – Pumpkin Patch
December 1 – Newsletter
Dec. ? – Caroling – Need a volunteer to organize this
Dec 24 – Neighborhood luminaries

Needless to say, all of the above dates are subject to change.

Discussion of Pavilion Park electrical will wait until Chaz is at meeting.

Good job to Lee Morrison and the folks decorating the front entrance for the holidays. Lee will look for new lights to replace burnt ones.

Need someone to help weed and plant. The Ulrichs may not be able to do the garden work this year. Need some volunteers.

Next board meeting Monday, Feb 25th 7pm at 211 Lamp Post Ln.

Meeting adjourned 7:44 pm.

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PBCA Board Meeting February 25, 2008

PBCA Board Meeting February 25, 2008

In attendance: Wayne Kessler, Mike Plank, Jacquie Kirby, David Fish, Lee Morrison, Cindy Heidelbaugh, Dick Ulp, Yvonne Abela, Judy Messino, Jim Baker

7pm meeting start:

Ken Ulrich not present, but gave report. Budget is doing OK. There was a bill for \$85 for snow removal.

Discussion of dues letter and business advertising letter for directory. Will be included in dues letter. Will go out by March 1.

Next newsletter will have details on directory cover art contest. Calendar of upcoming events. Ruairi Gleeson will have soccer camp in August... kids and parents. Snacks by PBCA. Games, etc. Directory entry form. Dues notice. Hidden Park tanbark day. Details on Spring yard sale.

Discussion of Pavilion Park electrical work. Chaz will likely not be able to get to it until Summer. Lee and Jim will look into what will be needed.

Porta potty at Pavilion Park will start April 1 thru Nov. 1. PBCA gets a 'loyal customer' discount.

Discussion of yard work for Pavilion Park. Needs rolling, possible dirt fill, aerating. Wayne will look into bids. Weed and feed as well. Grubs work.

Possible fire pit work? Need something built?

Need someone to do landscaping work at front entrance. Please volunteer.

Next board meeting Monday, March 24th 7pm at 211 Lamp Post Ln.

Meeting adjourned 7:26 pm.

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PBCA Board Meeting March 24, 2008

PBCA Board Meeting March 24, 2008

In attendance: Wayne Kessler, Mike Plank, Jacquie Kirby, David Fish, Lee Morrison, Cindy Heidelbaugh, Jim Baker, Fred Briggs

7pm meeting start:

Discussion of dues. Numbers are a little behind last year, but the letters came out a month later this year.

Wayne discussed the directory response. Some folks have submitted ads. No entries for the cover art yet. Deadline is May 1.

Discussion of redoing electrical at Pavilion Park. Lee will get some bids. Discussion of what will be needed to be done. New lights, redo how the plugs are configured, floodlights. Each board member will come up with ideas of what is needed now and for possible future use.

Wayne mentioned the need again for a park committee to plan for the Pavilion Park. Volunteers are needed to plan out short term and long term goals.

Jacquie and Cindy will do some work on the front entrance with planting.

Tan bark day at Hidden Park is still April 19th. Volunteers are welcome.

Need a new person for the Welcoming Committee. Volunteers are welcome.

Next board meeting Monday, April 21st 7pm at 211 Lamp Post Ln.

Meeting adjourned 7:26 pm.

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PBCA Board Meeting April 21, 2008

PBCA Board Meeting April 21, 2008

In attendance: Wayne Kessler, Jacquie Kirby, Ken Ulrich, David Fish, Stephanie Lepley, Chaz Lepley, Cindy Heidelbaugh, Nick Cimino, Jim Baker, Dick Ulp

7:30pm meeting start:

Thanks to Cindy Heidelbaugh, Ken & Donna Ulrich who did some very nice landscaping at the front entrance. Looks good.

Discussion of dues. Doing well. Still need to push a little to get up to last year's levels. Normal expenses - everything doing well. Discussion of letter to 'remind' nonpayers that they need to pay or they won't get directory.

Tanbark day went very well. 10 residents showed up, including one pregnant lady. Done very quickly – 2 hours.

Discussion of directory. Wayne mentioned that many advertisers have paid. Wayne is looking for bids on printing costs. We have room for more advertisers. No artwork from residents yet. Deadline is May 1.....ish. The board will pick the winner at the May board meeting.

Data request to block captains to send out to residents to confirm for directory. Deadline is May 15th.

Discussion of Pine Brook electric work. Chaz is still interested. No word from other electrician.

Discussion of replacing toddler seats at Hidden Park. Would replace half circle seats with full circle. Costs are about \$75 or \$100. Motioned and voted. Wayne will look into it.

Discussion replacing seat on Front Park picnic table. Will also check out table for worthiness.

Still need volunteers for park committees. Cindy has some ideas for Front Park, but needs helpers.

Discussion of getting tables for Pavilion Park. Need four 8 footers and four 6 footers. These will be used for Pine Brook events or for residents using the park.

Next board meeting Monday, May 19th 7pm at 211 Lamp Post Ln.

Meeting adjourned 8:00 pm.

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PBCA Board Meeting May 19, 2008

PBCA Board Meeting May 19, 2008

In attendance: Wayne Kessler, Lee Morrison, Donna Ulrich, David Fish, Stephanie Lepley, Chaz Lepley, Jim Baker

7:00pm meeting start:

Donna brought a report from Ken. Dues have slowed to a trickle.....still below last year. Mowing is starting. Tanbark and other expenses.

Wayne mentioned that ad revenue is still coming in for directory. Guy Brunt drew a map of Pine Brook to be used as an ad for his company and as a service for the residents. The data should be finalized by the end of the month. Info will be sent to block captains. Should be ready to go by July.

Wayne presented the artwork for the cover of the directory. We got six submissions. Winner was Kaleigh Strohl. All the submissions will be on the Pine Brook web site.

Chaz said he is still interested in doing the electrical work on the Pavilion once he heals some more from his surgery.

Donna discussed starting a neighborhood family night out. The first one will be Tuesday, May 20th at Pavilion Park. Families can bring their own food. Kids can run wild while parents sit and talk.

Donna mentioned that one of her neighbors suggested a Pine Brook Garden Tour. Interested residents can have their yard put on a list for folks to come and visit. People will gather on one day and walk around the neighborhood looking at gardens. Maybe a map of homes? Very informal. More details to come.

Donna also discussed doing some more work on the Front Park. Would like to

take big tree out of the middle of the park. It's still alive.....but possibly sick. She got a bid from a company to remove tree, remove stump, put in some flower beds, clear out some of the undergrowth by the creek and do some work on the path. Perhaps a new tree planted. Wayne would like to hear from the residents about the tree. A new picnic table will be installed as well. Quote of \$2,300 for all the work. Board voted to pursue this matter further.

Donna discussed the idea of a future children's garden for the front park. Would include a fence to keep critters out. Children would get a plot to grow veggies. Perhaps donate food produced. There may be a group that has grant money and the experience in doing these type of gardens.

Wayne mentioned that the parks will need grub work. He has a quote for Pavilion Park. Hidden Park should be done as well.

Wayne discussed sending out a letter to current non payers reminding them that they will not get a directory unless they pay dues.

Lee mentioned that spraying was done for carpenter ants at Pavilion Park.

Meeting adjourned 7:58pm. Next meeting June 23rd, 7pm 411 Lamp Post Ln.

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PBCA Board Meeting June 23, 2008

PBCA Board Meeting June 23, 2008

In attendance: Wayne Kessler, Mike Plank, Jacquie Kirby, David Fish, Dick Ulp
Nick Cimino, Yvonne Abela, Cindy Heidelbaugh, Jim Baker, Ken Ulrich

7:30 pm meeting start:

Ken gave a treasurer report. Nothing out of the ordinary. Costs are going according to budget. Dues are still below last year.

Wayne has posted a copy of the budget on the Pine Brook website.

Ken asked about taking some of the rainy day fund and investing it in a CD or money market account to increase interest earned. Board voted to approve Ken taking \$15,000 and investing in a 12 month CD. Ken will shop around for best rates.

Wayne discussed the PBCA directory. He is still waiting for a few ads to come in. Then he will send it to printing. The directory will be delivered with an upcoming newsletter. The directory is only going to go to full paying members of the association.

Wayne discussed the Front Park issues. The person with the proposal to cut down the tree in the park was not hired to do that, so Wayne contacted another company to look at trimming the tree and providing an assessment on the health of the tree, but has not gotten a quote yet.

Wayne is still looking into getting a water line run under Lamp Post Ln. at the front park. There is a pipe under the road, but the hose needs to be run through it.

The broken table at the Front Park was removed. A new one will be installed. Most likely in the fall as part of the beautification plan.

Wayne discussed the costs he received for a movie night at the Pavilion. \$1,250 for equipment and copyright fees. That is too pricey for now. Some board members said they would ask around to see what other groups have done.

Wayne discussed officers and board members for 2009. Ken and Dave will remain in their jobs. Jacquie will run for president. A vice president is needed. The other board members will remain.

Meeting adjourned 7:56pm.

Next meeting Monday, 7:30pm, July 21, 2008 at 211 Lamp Post Ln.

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PBCA Board Meeting July 21, 2008

In attendance: Wayne Kessler, Jacquie Kirby, David Fish, Dick Ulp, Nick Cimino, Jim Baker, Lee Morrison, Emery Kutney, Stephanie Lepley, Chaz Lepley

7:30 pm meeting start:

Ken not here, but sent a report. Dues are a bit down. Grub control was done for Pavilion Park. Mowing is still the biggest expense.

Wayne said that the directory is at the printer. More advertisers than ever before. Kayleigh Strohl was the winner of the directory cover art contest.

Front entrance news. Still working on getting the water line snaked under the street.

Still no news to report on the Pavilion Park electrical work. Chaz hopes to start in August. He said the work will be finished before the Summer Picnic.

Discussion of officers and board members for 2009. A notice will go out in the newsletter about the people currently up for election in the October annual meeting. Anyone willing to have their name submitted for consideration, please contact any board member. This year, the president, vice-president and the entire board is up for selection. Right now the people are:

President: Jacquie Kirby

Vice-president: Emery Kutney

Board:

Yvonne Abela

Jim Baker

Nick Cimino

Cindy Heidelbaugh

Stephanie Lepley
Lee Morrison
Michael Plank
Dick Ulp

Directory should be ready next week. Will go out with the newsletterbut only to fully paid members of the Pine Brook Civic Association. Notice about garden walk. Notice about directory only going out to full paid residents. Need volunteers for picnic help. Stephanie will send notice for pet supply donations.

Summer picnic volunteers. Send notice out on listserv. Need folks for games, cooking, help. Please call David Fish at 737-6635 to help.

Still no new word on the tree at Front Park. Wayne is still waiting for a bid from a new company to do the trim and assessment work. No landscaping work can be started until tree work is completed.

Meeting adjourned 8:00pm

Next meeting: Monday August 25th, 7:30 at 411 Lamp Post Ln.

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PBCA Board Meeting August 25, 2008

In attendance: Wayne Kessler, Jacquie Kirby, Dick Ulp, Lee Morrison, Emery Kutney, Fred Briggs, Mike Plank

7:30 pm meeting start:

Ken not here, so no financial report at this meeting, but a few memberships have come in since last month.

The Pine Brook Directory was printed and block captains are to have delivered to paid members in good standing.

The Pavilion Park electrical work was completed. Dave sent note through email that it looked great and really liked what Chaz and his brother did.

Dave Fish also sent out an email about the summer picnic. He needs many summer picnic volunteers. We will send notice out on listserv. Need folks for games, cooking, help. Dick Ulp offered his grill. We will be serving already chicken and either hot dogs or hamburgers this year. Please call David Fish at 737-6635 to help.

Preparation needs to begin for the October General Meeting - letter sent with proxy vote. This should go out after the picnic.

Meeting adjourned 8:15pm

Next meeting: Tuesday, September 23rd, 7 PM at 411 Lamp Post Ln.

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PBCA Board Meeting September 25, 2008

In attendance: Wayne Kessler, Jacquie Kirby, David Fish, Jim Baker, Lee Morrison, Cindy Heidelbaugh, Mike Plank

7:00 pm meeting start:

Wayne discussed the annual meeting. October 6 at 8:15pm.

Ken was not at meeting, but did send a report.

Discussion of budget for 2009. The numbers should be about the same as next year..... both for income and expenses. Discussion on how much to budget for capital expenses for 2009. Landscaping at Pavilion Park to cut down on noise and dirt for the park. No plans at the moment, still planning. Dues will remain at \$50 per year.

Picnic had 125 people attending. Some new faces. Lots of kids. Holding the picnic in September has darkness occurring earlier.....but seemed to attract more people. Is a fall date good or bad? Need someone to staff the moonwalk with adult observers. Perhaps recruit some folks to organize the kid's games. Perhaps buy a grill to keep at pavilion.

Chaz is working on getting some electrical wire work done at Front Park. He is also looking to get a hose run under the road via the pipes that were installed.

Dick Ulp will be stepping down from the board and will not seek reelection in October. Has been a long time board member and has done a lot for the neighborhood. The board is looking for a person to take Dick's place.

Newsletter will have a notice about the water pressure – include phone numbers, summer picnic thanks, thanks to Dick Ulp, Halloween Pumpkin, yard sale, Halloween Haunted House at Hidden Park?

Discussion of U6 teams using Pavilion Park. A letter was sent to HMMS about kids attending the games and practices not being supervised and messing with the volleyball net, baseball backstop, drawing on Pavilion walls with chalk and leaving trash. Lee also mentioned people parking and blocking stop signs, etc. Since each year brings new coaches and parents to U6 teams, perhaps a letter should be sent each year to HMMS asking them to remind the coaches.

Meeting in November 10 at Jacquie's house. 7pm.

Current people for October 6th election are:

President: Jacquie Kirby

Vice-president: Emery Kutney

Board:

Yvonne Abela

Jim Baker

Nick Cimino

Cindy Heidelbaugh

Stephanie Lepley

Lee Morrison

Michael Plank

Meeting adjourned 7:40 pm

Next meeting: Monday October 6th, 8:15 at Pavilion Park.

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PBCA General Members Meeting October 6, 2008

In attendance: David Fish, Wayne Kessler, Stephanie Lepley, Nick Ciminio, B. Fenwick, Yvonne Abela, Rober Lose, Blance Armstrong, Mike Paduano, Fred Hower, Jim Baker, Ken Mullen, Emery Kutney, Ramon Marin, Robert Fritz, Karl Smith, Peter Pennington, Guy Brunt, Ben Huffine, Jim Nagy, Rod Snyder, Rhonda Farley, Ann & Dick Ulp, Jim McVeagh, Lee Morrison, Don McCallin

In attendance via proxy: Alaimo, Ault, Briggs, Carpinello, Dallago, Davenport, Detweiler, Dillahey, Elrod, Fenwick, Fisher, Futchko, Hassler, Hensel, Hoffman, Huber, Kerr, Koerner, Lose, Mayeski, Milano, Mullin, Nebel, Olejniczak, Peduzzi, Pepperman, Quinlan, Schuckers, Simpson, Straub, Vollmar, Webb, Weinberg, Whittaker

8:15pm meeting start:

Wayne started the meeting and discussed budget. He expects no major changes in income and expenses. More money was spent this year on capital expenses: electrical work, tables, supplies for pavilion. Some of the money in the savings account will be put into CDs in order to bring in higher interest rates.

Wayne introduced board and officers. Wayne asked for motion and vote on accepting officers and board. All were approved.

Wayne thanked Fred Briggs and Dick Ulp. Fred was president during a very rough spot in the association and help with "version 2.0" of the PBCA. Dick is a long time board member "retiring" this year. His experience will be missed.

Election of board and officers as follows:

President: Jacquie Kirby

Vice-president: Emery Kutney

Board:

Yvonne Abela
Jim Baker
Nick Cimino
Cindy Heidelbaugh
Stephanie Lepley
Ramon Marin
Lee Morrison
Michael Plank

The General Meeting was adjourned at this point, and Wayne opened the informational meeting about the water pressure issues. Don McCallin and Mike Gossert were introduced by Wayne to speak. Don is on the Hampden Township board and Mike is Township Manager.

The water pressure was increased because of a water tank being installed on Lambs Gap Road area to increase pressure for areas with low pressure, but it has increased pressure here in Pine Brook to higher levels.

Joe Woodward, from the water company, spoke to the group. Mentioned improvements over 4 years to improve water pressure for the entire area. New treatment plants. In order to take care of areas with low pressure, the pressure on the entire system was increased. Pine Brook, being in a low area, had our pressure increased. Pressure increased to 14,000 customers. Zones were created in other areas in an attempt to limit pressure increases on the entire system. Other areas will see pressure increases over the next months.

As a customer calls water company, they will come out and inspect pressure in home. Current commission code says if pressure is above 100, but below 125, the home owner is responsible for pressure regulator valve (PRV). PUC states normal operating pressure as being between 25 and 125 psi. The PWAC says people with pressure 120psi or below must take care of the valves themselves.

Discussion of why can't pressure be reduced to our neighborhood. Discussion of whether water company is inspecting pressure for each home in Pine Brook. Joe said they inspected homes according to elevation. If a home at a lower elevation is below code, then they did not inspect homes higher up the street as the pressure would be lower due to elevation.

Discussion of bad info from customer service at the PAWC. Resident were told incorrect info. Some residents were asking that even though the code says one thing, why can't the company do better and install PRV to homes with 120 or 115 psi.

Joe discussed how other systems will come on line, but they will not increase

pressure here due to the tank that has increase our pressure will be the same one used for the new systems. Since ours is as high as the system is set for now, our will not go up.

Discussion of how people can't get relief for their systems, that while below 125, is still an unsafe level due to PAWC increasing pressure. Perhaps the 125 is an old figure that needs to be reviewed. Joe said that other parts of the area are better off now because they have better pressure and better fire safety.

Joe said they were getting as many calls about low pressure before the increase as they are now about high pressure.

Discussion of how appliances are being installed that are not to go above 100psi. Joe said the regulation allows the PAWC to go up to 125.

Wayne asked if residents are being told what their pressure is after these inspections so they can know what to do if their pressure is below 125.....but higher than 80.

Question was asked about installing a 'giant' PRV for our neighborhood. Joe said that since we were not on a dead end system, they could not do it.

What about people who put PRV inside house, then what about the pressure in the waterlines coming into the house? Doesn't they put pressure on the infrastructure? Joe said they have not any extra water main breaks since the pressure increase.

Joe mentioned that to install the PRV should not cost \$600 as some residents have been quoted.....this is a ripoff. The valve costs \$60. A plumber costs the water company approximately \$290 per house call.

Don asked if the company could entertain installing the PRV for lower pressures than 125.

Basically, the law says 125 and that is what the company line is. If they install for a lower pressure, then what will other residents at the next level say? A resident asked what if someone was running an appliance in the home at the time the reading is done....wouldn't that give a lower pressure reading?

Mike Gossert asked if Joe could discuss our concerns with the PAWC. Joe said that residents with water damage should call the 800 number for the water company.

The question was asked if the PRV only goes up to 75psi, then is that the level that our pressure shouldn't be above? Joe said that that only means that is the

level that the valve was manufactured for.

Discussion of why the water company didn't respond until residents contacted the PUC.

The discussion was left at the point that Joe will bring the neighborhood concerns to PAWC and will get back to the Township who will contact the PBCA.

Next board meeting Monday, November 10th 7pm at 214 Lamp Post Ln.

Informal portion of Meeting adjourned 9:18 pm.

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PBCA Board Meeting November 10, 2008

In attendance: David Fish, Jacquie Kirby-Hensel, Stephanie Lepley, Chaz Lepley, Jim Baker, Wayne Kessler, Yvonne Abela, Mike Plank, Lee Morrison, Emery Kutney

7:00 pm meeting start:

No treasurer report.

Discussion of budget. Budget for 2009 expects the same income as 2008. Budget approved.

Discussion of planting a "sound barrier" of plants along the fence between Orrs Bridge Rd. and the Pavilion. The association is looking into various plants.

Discussion of front entrance work. Chaz will look into cleaning up the electrical box to allow for a hose to fed through the pipe underground. Chaz has checked the electric boxes and lights. One of the flood lights at entrance is out. Discussion of cleaning out the flower beds. The PBCA could use some volunteers to help trim and weed. Wayne still has not gotten any response from tree companies concerning the health of the big tree in the front park. Still no word on whether the tree can be saved or cut down. The association is still looking to do some landscaping to create a picnic area at the park.

PAWC discussion. The board has not heard back from them concerning the talk from last month. The PAWC will pay residents for damages caused by higher pressure. Yvonne mentioned that her neighbor had water problems as a result of everyone getting a pressure regulator installed. It seemed that the pressure built up outside their house and caused their pipe to break.

Discussion of luminaries in neighborhood. Still going to be a volunteer event. Will spread the word via listserv and ask folks to tell their neighbors.

Operation Ho-Ho will not take place this year. The fire truck with Santa will not be visiting neighborhoods this year... instead Santa will be in designated places. Check Hampden Township website for full details.

Jacquie discussed a program called "helping hands" in which certain homes are designated as 'safe houses' for kids to go if they need help. The homes would have a sign with a 'hand' in the window. Perhaps this is something Pine Brook could do.

Discussion of a 'babysitter' list of kids in the neighborhood who are babysitters. There are lots of parents in need of this list. It will be published in a newsletter and on the listserv. Any Pine Brook babysitter can get on this list for free. Please e-mail PBCAmail@yahoo.com.

Lee is looking for volunteers to help decorate the Front Entrance for the holidays. November 30 at Noon.

Discussion of buying some new door hanger bags for use with newsletters. The cost is \$33 per case (1,000 bags.) The PBCA is getting 10 cases for \$330 plus shipping.

Ken will need to contact water company to turn off water at Pavilion Park.

Next board meeting Monday, January 19th 7pm at 214 Lamp Post Ln.

Meeting adjourned 7:48 pm.

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